

Minutes of the Plan Commission – Town of Spring Green

August 8, 2017 - Spring Green Town Hall, E4411 Kennedy Road, Spring Green, WI 53588

Attendees: Kevin Lins

- 1. Meeting called to order by Iausly at 7:10 pm.**
- 2. Roll call** Plan Commission members present: Fred Iausly, Carla Carmody, Michelle Thomas, Kolby Hirth; absent: Nate Robson
- 3. Iausly attested that proper public notice had been made.**
- 4. Motion approving minutes for the last meeting by Thomas, seconded by Carmody. Motion carried.**
- 5. Motion approving agenda as posted by Thomas. Seconded by Carmody. Motion carried.**
- 6. Updates and communications:**
 - **Broad band grant.** Iausly reported that the Broad Band grant application was unsuccessful, though the reviewer's comments were very positive. During this round of grants the State was looking to fund more projects at a smaller scale, however Spring Green was strongly encouraged to reapply during a future request for proposals. The Broad Band committee will assess all reviewer comments, a summary of which will be reported at the next Town Board meeting.
 - **Court challenge to ban on corporate farm ownership.** Hirth shared a short article reporting that a ballot measure in North Dakota, with 75 percent of voters opposed to corporate farming, is being challenged in Court by several corporate farming groups challenging the ban as unconstitutional. Wisconsin is among nine states that limit or prohibit corporate ownership of farmland.
 - **Bike/pedestrian trail on Shifflet road.** Iausly reported that Terry Shifflet, owner of Riverside Resort, spoke at the August 3, 2017 Town Board meeting during public comment regarding his interest in the Town installing a bike/walking trail along the east side of Shifflet Rd. Shifflet installed a new little lake, called Lisa Pond, at the Riverside Resort and he expects an increase in bike and foot traffic with kids. Lins said there have been previous requests from citizens to the Board for a similar path along Kennedy Road and there has been long-standing community interest in non-vehicular paths in that area. Thomas noted the density of Town population in the area. There was general discussion about the feasibility of a compacted pea gravel/crushed stone surface, similar to the Pine River trail from Lone Rock to Richland Center and other Rails-to-Tails bike paths. Shifflet Road is similarly flat, which would make maintenance easier. Iausly noted that the village owns from the corner of Kennedy and Shifflet Roads to the dog park, so there would need to be some coordination. Lins offered to follow-up with Shifflet. No action was taken.
 - **Luther farm.** There was general discussion regarding the Luther farm along Rainbow Road being put up for sale. An excerpt from the Rainbow Road project (ID #S62150), which described the parcel, was distributed. Former commissioner,

Brian Frank, had approached the Plan Commission with a request to consider that land so close to the village rarely comes up for sale and asked that the Plan Commission discuss working with the village if there was interest in the parcel. Lins noted that there would need to be very broad community support and a special electors meeting prior to incurring any further debt, especially with the known upcoming expenses to Town residents: Joost lawsuit settlement, drainage ditch maintenance expenses and broad band project. The lawsuit expenses will be on the 2017 tax bill and may result in a one-time ~10% increase; there are no accumulated funds for drainage ditch maintenance costs; another broad band grant application is expected for November which, if approved, would require borrowing for the Town's portion of the project. A pending unknown is whether bids for the Mercer Rd project, like the Rainbow Road project, will come in 30% above projection, which will also require borrowing. Consensus was that citizenry would be very unlikely to approve borrowing for the purpose of purchasing land adjacent to the village, though it was acknowledged that proactive planning is necessary to promote development and attract residents to the area. Franke's request to review the matter was appreciated. No action was taken.

- **JEZC zoning permit.** Iausly reported that the JEZC approved a zoning permit for E5311 Leone Road for Steven and Mary Peterzak. In addition to the zoning permit by the JEZC, the Peterzaks have a Lower Wisconsin State Riverway permit, a septic permit and an address from the County, and have provided written testament to the village that the new residence will be occupied no more than 9 months out of the year, so as to comply with the seasonal recreational zoning requirement. The next step is for the Peterzaks to obtain a building permit from the Township, which will require a driveway permit. Lins and Iausly reported they have not heard anything from the Peterzaks regarding a building permit, so there was general discussion of the driveway ordinance. No action taken.

7. Business items:

a. Comprehensive Plan review: no discussion.

- 8. Public Comment:** Lins reported that the Keith and Ranae Oxberger home, built in 1970, burned down on July 10 due to a faulty track light. No one was hurt. A neighbor called in a report of power loss, which prompted emergency response that saved the garage with minor damage.

9. Next Meeting Date: September 12, 2017 at 7:00 pm.

10. Adjournment: Motion to adjourn by Thomas, seconded by Carmody at 9:15 pm. Motion carried.

(Kolby Hirth, Secretary)

(Fred Iausly, Chairperson)